

# MORGANTOWN PLANNING COMMISSION

## MINUTES

6:30 PM

June 22, 2015

Council Chambers

**COMMISSIONERS PRESENT:** Peter DeMasters, William Blosser, Sam Loretta, Ken Martis, Bill Kawecki, Bill Petros, Carol Pyles, Tim Stranko and Michael Shuman

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Christopher Fletcher, AICP

I. **CALL TO ORDER/ROLL CALL:** DeMasters called the meeting to order at 6:30 PM and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

II. **GENERAL PUBLIC COMMENTS:** None.

III. **MATTERS OF BUSINESS:** None.

IV. **UNFINISHED BUSINESS:** None.

A. **S15-07-III / Grant Avenue, LLC / 400 block of Grant Avenue:** Request by Doug Warden, on behalf of Grant Avenue, LLC, for a Type III Development of Significant Impact Site Plan approval in the 400 block of Grant Avenue; Parcels 90 thru 95 of Tax Map 19 and Parcels 211 and 212 of Tax Map 15; R-3, Multi-Family Residential District. TABLED AT 11 JUN 2015 HEARING.

Stranko moved to remove Case No. S15-07-III from the table; seconded by Martis. Motion carried unanimously.

Fletcher presented the Staff Report Supplement.

DeMasters recognized John Sausen of Omni Associates who presented a PowerPoint presentation on the proposed project to illustrate the proposed project in greater detail from the Commission's June 11, 2015 hearing. A landscaping plan was presented to explain how the building will be integrated into the neighborhood and provide a streetscape of what project will look like upon completion.

Martis asked if the grass would now go to the building. Sausen confirmed and explained that before they had a permanent retaining wall that had a space in between the wall and the building. They changed the plan to have a temporary retaining wall that will be buried then grass planted.

Loretta asked for further explanation on the security system. Sausen explained there would be key card access to the building and the interior stair doors along with each unit will have personal electronic signature access.

Loretta asked if cameras would be onsite. Sausen confirmed and explained the location of the cameras.

Loretta asked if management would be living onsite. Sausen noted that was a possibility however they would have 24-hour management availability.

Blosser asked if low light foliage had been considered as the front of the building will be in a shadow most of the year. Sausen explained the building was positioned northwest and stated the appropriate foliage will be planted for the positioned of the building.

Blosser asked if there will be balconies. Sausen stated there would be no balconies but they will have decorative grates to imitate balconies for architectural character.

Blosser asked if the windows would open outward. Sausen explained there are grates in front of the windows and they will only open a maximum of 4 inches.

Kawecki asked if utilities will be buried. Sausen confirmed.

Kawecki asked how access would be obtained from the alleyway and explanation of the grades. Sausen stated the area behind the building will be replaced but the direction of pavement has not been determined yet for access point. They are waiting for direction from City Administration and the contractor to make a final determination.

Kawecki asked if the alleyway would be used for staging. Sausen referred to the presentation to explain that staging would take place in the area along the unopened portion of 5<sup>th</sup> Street.

There being no further comments or questions by the Commission, DeMasters asked if anyone was present to speak in favor of or in opposition to the petition. There being none, DeMasters declared the public hearing closed and asked for Staff recommendations.

Fletcher read the Staff recommendations.

Stranko expressed favor of the project and the streetscape into the neighborhood.

Kawecki asked for further explanation of construction easement and retaining wall.

Fletcher explained the foundation would be at grade with the alley and therefore the hill will have to be cut and a retaining wall will be needed to support the right-of-way. Fletcher explained the materials needed to support the project and how the temporary retaining wall will support the hill side.

Loretta expressed the building is not consistent with the surrounding neighborhood.

Stranko moved to approve Case No. S15-07-III as requested with Staff recommended conditions; seconded by Martis. Motion carried 5-4 with Loretta, Pyles, Blosser and Shuman voting nay.

NOTE: The following conditions were included in the motion:

1. That minor subdivision approval must be granted combining Parcels 90 thru and including 95 of Tax Map 19 and Parcels 211 and 212 of Tax Map 15 prior to the issuance of any development related building permits.
2. That, to the satisfaction of the City Engineer, the development of a requisite sidewalk along the development site's Grant Avenue frontage must be designed and constructed in a manner that continues pedestrian-scaled public improvements along Grant Avenue between Campus Drive and the 4<sup>th</sup> Street right-of-way.
3. That, to the satisfaction of the City Engineer, the alley at the rear of the development site must be improved to enhance vehicular access, safety and efficiency to the rear of the development site.
4. That, to the satisfaction of the City Engineer, a Transportation Route Plan and Transportation Route Protection Agreement be approved and executed prior to the issuance of any development related building permits.
5. That, to the satisfaction of the City's Chief Building Code Official, the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards.
6. That a construction easement agreement relating to the petitioner's proposed temporary retaining wall be approved by City Council prior to the issuance of any development related building permits.
7. That the Planning Division consult with the City's Urban Landscape Superintendent to confirm proposed trees and shrubs illustrated on the petitioner's Landscape Plan reviewed herein are suitable prior to the issuance of any development related building permits.

V. **NEW BUSINESS:** None

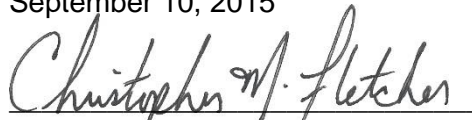
VI. **FOR THE GOOD OF THE COMMISSION:**

VII. **ADJOURNMENT:** 7:20 PM

MINUTES APPROVED:

September 10, 2015

COMMISSION SECRETARY:

  
Christopher M. Fletcher, AICP